

EXHIBIT "A"**CONDITIONS OF APPROVAL****Planning Division Conditions**

1. The development shall be in substantial conformance with the approved ground lease agreement and the submitted plans which include site plan, floor plans, and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Use Permit No. UP2013-010 shall expire unless exercised within 24 months from the date of approval as specified in Section ~~20.91.050~~ 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted. The Community Development Director shall consider any existing agreements between the applicant and the City, as well as any future agreements, in determining the exercise of Use Permit No. UP2013-010 and/or granting a time extension.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
5. This minor use permit may be modified or revoked by the Zoning Administrator if determined at a public hearing that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
6. The operation of the Girl Scouts facility shall be consistent with the terms and conditions stated herein and included in the ground lease agreement including but not limited to the use of the facility as identified in Exhibit H of the Ground Lease Agreement, and parking requirements as identified in the Exhibit G of the Ground Lease Agreement.
7. Any change in operational characteristics, expansion in the building area and/or lease area, or other modification to the approved plans, shall require subsequent review and may require an amendment to this use permit or the processing of a new use permit.
8. A copy of the Resolution, including conditions of approval Exhibit A shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
9. Signs shall be regulated by Chapter 20.42 (Signs) of the Newport Beach Municipal Code and shall be subject to the review and approval of the Public Works Department.
10. All trash shall be stored within the designated trash enclosure area (three walls and a self-latching gate), except when placed for pick-up by refuse collection agencies.